013.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,226,600	/	1,226,600
USE VALUE:	1,226,600	/	1,226,600
ASSESSED:	1,226,600	/	1,226,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-3A	WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERABIAN DAVID A
Owner 2:	SERABIAN TRACY WALLACE
Owner 3:	
Street 1:	96 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MIA JANE LLC -
Owner 2:	-
Street 1:	96 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2815 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

Lucien Ouell

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	771,200	4,700	450,700	1,226,600
Total Card	0.110	771,200	4,700	450,700	1,226,600
Total Parcel	0.110	771,200	4,700	450,700	1,226,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.81 /Parcel: 435.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10142

GIS Ref

GIS Ref

Insp Date 09/29/17

!1257!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	771,200	4700	4,781.	450,700	1,226,600		Year end	12/23/2021
2021	104	FV	736,900	4700	4,781.	450,700	1,192,300		Year End Roll	12/10/2020
2020	104	FV	737,000	4700	4,781.	450,700	1,192,400	1,192,400	Year End Roll	12/18/2019
2019	104	FV	552,200	4700	4,781.	478,900	1,035,800	1,035,800	Year End Roll	1/3/2019
2018	104	FV	552,200	4700	4,781.	349,300	906,200	906,200	Year End Roll	12/20/2017
2017	104	FV	520,900	4700	4,781.	304,300	829,900	829,900	Year End Roll	1/3/2017
2016	104	FV	520,900	4700	4,781.	259,200	784,800	784,800	Year End	1/4/2016
2015	104	FV	458,300	4700	4,781.	253,500	716,500	716,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:45:32

LAST REV

Date	Time
09/17/19	09:56:28
mmcmakin	

PAT ACCT. 1257

USER DEFINED

Prior Id # 1:	10142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIA JANE LLC,	73130-373	1	8/19/2019	Convenience	100	No	No		
SERABIAN DAVID	65114-291		3/26/2015	Convenience	99	No	No		
OUELLETTE ROGER	61775-485		5/10/2013	Change>Sale	650,000	No	No		
	12796-129		1/1/1901	Family		No	No		Arthur Ouellette dod 08/26/1990

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	603	Re-Roof	8,600					
5/21/2014	502	Porch	25,500					
6/3/2013	786	Redo Kit	58,650					
5/13/2013	681	Redo Kit	20,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Mail Update	EMK	Ellen K
9/29/2017	MEAS&NOTICE	BS	Barbara S
6/18/2014	External Ins	PC	PHIL C
4/15/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
6/5/2013	Info Fm Prmt	EMK	Ellen K
5/11/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA:	0.10976	Total SF/SM:	4781	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 450,745	Spl Credit	Total: 450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05384612
Const Adj.:	0.98000199
Adj $ / SQ:	185.899
Other Features:	140487
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	808415
Depreciation:	37187
Depreciated Total:	771228

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

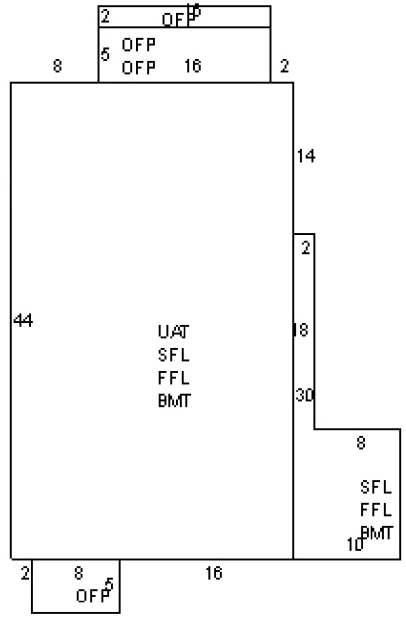
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	204.49
Special Features:	0	Val/Su Net:	174.56
Final Total:	771200	Val/Su SzAd	296.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	55.770	72,501
FFL	First Floor	1,300	185.900	241,668
SFL	Second Floor	1,300	185.900	241,668
UAT	Upper Attic	286	116.190	33,229
OFP	Open Porch	232	23.140	5,368

Net Sketched Area: 4,418 | Total: 594,434

Size Ad 2600 | Gross Area 5276 | FinArea 2815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	C	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700

PARCEL ID

013.0-0003-0001.0

IMAGE

AssessPro Patriot Properties, Inc